

Council Members

District 1: Stuart Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Vice Chair
District 4: Jose Luis
District 5: Steve Harper
District 6: Bryant Neal, Secretary
District 7: Brian Carnes, Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

October 27, 2025

6:00 PM

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Steve Harper, Bryant Neal, Brian Carnes, Billy Mosteller, Charlene McGriff, Jose Luis, Stuart Graham.

Staff Members/Others Present: Dennis Marstall, County Administrator (via Microsoft Teams); Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Allison Hardin, Development Services Director; April Williams, Planning Director; Ken Holt, Holt Consulting Company; the press; various elected officials; various Department Heads; various employees; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Brian Carnes

Chairman Brian Carnes called the Lancaster County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Bryant Neal. The motion to approve the agenda Passed by a vote of 7-0.

Citizens Comments

The following citizens signed up for and spoke during Citizen Comments:

1. Walter Comer, Charlotte, NC, spoke regarding CP-2024-0367 (Ordinance 2025-1972) and requested that the property known as Old Hickory Hill be removed from the boundaries of the residential moratorium.
2. Mike and Susan Howie, Indian Land, SC, spoke regarding selling their property that sits between Collins Road and Henry Harris Road that a developer had proposed to build 16 houses on, before the residential moratorium went into effect.
3. Gordon Johnston, Charlotte, NC, explained that he was available for questions once Item **8c.** was brought before Council.
4. Jeannine Clifton, Indian Land, SC, expressed concerns regarding a commercial development on Barberville Road.
5. Alaina Kewitt, Charlotte, NC, explained that she was available for questions once Item **8b.** was brought before Council.
6. Brandon Watson, Lancaster, SC, explained that his property would be negatively impacted by The Haven development and requested additional buffer requirements be implemented.
7. Amanda Watson, Lancaster, SC, signed up to speak but did not come forward when called.
8. Toni McCammon, Indian Land, SC, expressed concerns about the Transportation Sales Tax and impact fees being waived in 2021 and requested that Council stand firm on the residential moratorium and impact fees.
9. Jean Doyle, Indian Land, SC, requested that the updated Unified Development Ordinance ("UDO") be completed before the residential moratorium ended and that all required impact fees be paid by developers.
10. Libby Sweatt-Lambert, Lancaster, SC, explained that her property would be directly impacted by the proposed Lennar project and also expressed concerns regarding impacts on schools and a potential increase in crime.
11. Alan Banks, Charlotte, NC, requested that the "Collins Road Development" not be included in the residential moratorium. A copy of his handout to Council is attached as Schedule A to the minutes.
12. Kathy Storm, Indian Land, SC, spoke on the residential moratorium and requested that Council vote in favor of it for the 2nd and 3rd Reading.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council received a physical copy at their seats and which was acknowledged during the meeting by Sherrie Simpson, Clerk to Council:

1. Sabina Jose, Lancaster, SC, wrote in regarding her concerns about the increase of litter and trash in Lancaster County, especially along SC-5, and urged the County to implement more frequent clean-up initiatives. A copy of her comments is attached as Schedule B to the minutes.

Special Presentations

There were no special presentations.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, and **7c.** [which are the same

as Item **a.**, **b.**, and **c.** listed below]. Seconded by Charlene McGriff. The motion Passed by a vote of 7-0.

Council took a break from the meeting at approximately 6:32 p.m. due to issues with the meeting's live stream. The meeting resumed at approximately 6:38 p.m. once the live stream was running again.

- a. Approval of Minutes from the October 13, 2025, County Council Regular Meeting**
- b. 2nd Reading of Ordinance 2025-1991**
Ordinance Title: An Ordinance To Approve The Request Of The Town Of Kershaw To Add An Addendum To The Lancaster County, South Carolina Comprehensive Plan 2040, Which Amendment Provides A Tailored Land Use Element For The Town Of Kershaw - Planning Department Case Number: CP-2025-2062). The Planning Commission recommended approval of the addendum, with proposed edit of incorporation of Carolina Thread Trail language, by unanimous vote and the Planning staff also recommended approval of the addendum with inclusion of the Carolina Thread Trail language edit. Passed 7-0 at the October 13, 2025, County Council Meeting. - April Williams
- c. 2nd Reading of Ordinance 2025-1994**
Ordinance Title: An Ordinance To Amend The Lancaster County Code, Chapter 6, Article I Related To The Definition Of Animal Control Officer For Lancaster County And To Add A Section To The Lancaster County Code Providing For Commissioned County Code Enforcement Officers. - Passed 7-0 at the October 13, 2025, County Council Meeting. - Dennis Marstall

Non-Consent Agenda

- a. Resolution 1313-R2025**
Resolution Title: A Resolution To Adopt The Lancaster County Airport Capital Improvement Plan For Federal Fiscal Year 2027 Through Federal Fiscal Year 2031. - Dennis Marstall

Steve Harper moved to approve Resolution 1313-R2025. Seconded by Billy Mosteller.

Ken Holt explained that the Federal Aviation Administration (FAA) requires an annual update to the five-year Capital Improvement Plan (CIP) that outlines how federal funds would be programmed for use in capital projects at the Lancaster County Airport. Jose Luis questioned where the remainder of funds for the hangar project would come from, and Dennis Marstall stated that a funding source had not been identified yet, aside from the \$900,000 that was approved in Capital Project Sales Tax 3. Jose Luis questioned if the County would be committed to the Resolution if passed, and Ginny Merck-Dupont clarified that since it was just Resolution, it did not have the force of law.

There was no further discussion from Council. Resolution 1313-R2025 Passed by a vote of 7-0.

- b. 3rd Reading of Ordinance 2025-1982**
Ordinance Title: An Ordinance To Amend Ordinance 2015-1346, Related To A Development Agreement Between Lancaster County And UHF Development Group, LLC., Also Known As PDD-26, "Collins Road Site" To Realign Density And Lot

Lines Between Villages F And H, And To Amend Section 17(B) Regarding Parking and to add Exhibit D, List of Permissible Uses. And Other Matters Related Thereto. - Passed 7-0 at the August 11, 2025, County Council Meeting. Held At Applicant's Request at the August 25, 2025, County Council Meeting. Postponed until the October 13, 2025, meeting at the September 8, 2025, County Council Meeting. Passed 7-0 at the October 13, 2025, County Council Meeting. - April Williams

Jose Luis moved to approve the 3rd Reading of Ordinance 2025-1982. Seconded by Charlene McGriff.

April Williams reviewed the proposed amendment and noted that the effective date of the Development Agreement had been extended to December 31, 2027, per Council's request at the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2025-1982 Passed by a vote of 7-0.

c. Public Hearing and 3rd Reading of Ordinance 2025-1987

Ordinance Title: An Ordinance To Amend A Development Agreement With Century Communities Southeast, LLC, In Accordance With Unified Development Ordinance Section 9.2.18.C.16.C And Section 5.02 Of Ordinance 2023-1854, To Extend The Effective Date Of The Agreement To June 30, 2026. - Passed 4-2-1 at the September 22, 2025, County Council Meeting (Stuart Graham and Jose Luis Opposed and Steve Harper Recused). Passed 4-2-1 at the October 13, 2025, County Council Meeting (Stuart Graham and Jose Luis Opposed and Steve Harper Recused). - April Williams

Steve Harper recused himself from the meeting and stepped out of Council Chambers at approximately 6:49 p.m. A copy of his Statement of Recusal is attached as Schedule C to the minutes.

Brian Carnes opened the Public Hearing for Ordinance 2025-1987 at approximately 6:49 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 38 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:49 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2025-1987. Seconded by Billy Mosteller.

There was no discussion from Council. The 3rd Reading of Ordinance 2025-1987 Passed by a vote of 4-2-1; Ayes: Neal, Carnes, Mosteller, McGriff; Nays: Luis, Graham; Recused:Harper.

Steve Harper re-entered Council Chambers at approximately 6:50 p.m.

d. 2nd Reading of Ordinance 2025-1992

Ordinance Title: An Ordinance To Impose A Nine (9) Month Moratorium On The Acceptance Of, Review Of, And/Or Action Upon Applications For Zoning Approvals, Residential Development And Construction Permits, Site Plan Approvals And Any Other Official County Action That Would Authorize Or Permit The Development And

Construction Of New Single Family Residential Subdivisions Or New Multifamily Residential Developments Pending The Consideration Of Amendments To The County Unified Development Ordinance; Invoking The Pending Ordinance Doctrine; Protecting Existing Vested Rights As Required By Applicable Law; And To Provide For Other Matters Related Thereto. - Passed 7-0 at the October 13, 2025, County Council Meeting. - Allison Hardin

Jose Luis moved to approve the 2nd Reading of Ordinance 2025-1992. Seconded by Stuart Graham.

Allison Hardin reviewed the residential moratorium and noted that Section 8 of the Ordinance had been removed, per Council's motion, but no other changes had been made. Steve Harper questioned if all landowners and developers were notified of the proposed moratorium prior to the 1st Reading, and Allison Hardin explained that they had not been directly notified, and Ginny Merck-Dupont clarified that a Public Hearing Notice was run, per state law, 15 days in advance of the 1st Reading. Ms. Merck-Dupont also noted that the boundaries and pending ordinance doctrine language were included in the Public Hearing Notice. Ms. Merck-Dupont explained that other counties who had approved residential moratoriums included language regarding vested rights since that is something that can be defined locally, in ordinances, and defined in state law.

There was no further discussion from Council. The 2nd Reading of Ordinance 2025-1992 Passed by a vote of 7-0.

e. 2nd Reading of Ordinance 2025-1993

Ordinance Title: An Ordinance To Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 And Ending June 30, 2026 (FY2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - Passed 7-0 at the October 13, 2025, County Council Meeting. - Jamie Privuznak

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2025-1993. Seconded by Bryant Neal.

Sabrena Harris reviewed the proposed budget amendment and explained that the only change from the 1st Reading was that staff was recommending that the 11 remaining cardiac monitors be purchased using funds from the unassigned general fund instead of reallocating the capital replacement funds for the ambulance replacements. Ginny Merck-Dupont requested that Council clarify their directive on whether the vendor was to use the County's standard contract template, since the vendor had agreed that the pricing was valid until December 2025.

Jose Luis made a motion to amend the Ordinance so that staff could use the vendor's form contract and ensure that the County Attorney would be involved in the negotiation and review of the contract. Seconded by Charlene McGriff. There was no discussion. The motion to amend Passed by a vote of 7-0.

There was no further discussion from Council. The 2nd Reading of Ordinance 2025-1993 Passed, as amended, by a vote of 7-0.

f. 2nd Reading of Ordinance 2025-1990

Ordinance Title: An Ordinance To Approve The Request Of Coulston Development To Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located At The Intersection Of Bailey Road And Flat Creek Road From Rural To Neighborhood (TMS # 0080-00-061.00). - Planning Department Case Number: CP-2024-1281. The Planning Commission recommended by a vote of 4-1-1 and the Planning staff also recommended approval of the project. Passed 4-3 at the October 13, 2025, County Council Meeting (Stuart Graham, Jose Luis, and Billy Mosteller Opposed). - April Williams

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2025-1990. Seconded by Stuart Graham.

April Williams explained that there had been no changes made since the 1st Reading of the Ordinance. Ms. Williams clarified that there was not an approved Traffic Impact Analysis (TIA) done for the development, but the developers had since submitted payment for the TIA and staff had sent it over to the consultants so it should be completed soon. Ms. Williams also explained that Phase I of the development predated some of the County's stormwater requirements, so staff would have to work with the South Carolina Department of Environmental Services (SCDES) to obtain the documentation to determine that the property was developed to plan.

There was no discussion from Council. The 2nd Reading of Ordinance 2025-1990 Failed by a vote of 1-6; Ayes: McGriff; Nays: Harper, Neal, Carnes, Mosteller, Luis, Graham.

g. 2nd Reading of Ordinance 2025-1989

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 60.02 Acres (TM# 0080-00-061.00), Which Is Located At The Intersection Of Bailey Rd. And Flat Creek Rd., From The Rural Neighborhood (RN) District To The Medium Density Residential (MDR) District - Planning Department Case Number: RZ-2024-1281. The Planning Commission recommended approval by a vote of 4-1-1 and the Planning staff also recommended approval of the rezoning request. Passed 4-3 at the October 13, 2025, County Council Meeting (Stuart Graham, Jose Luis, and Billy Mosteller Opposed). - April Williams

Jose Luis moved to approve the 2nd Reading of Ordinance 2025-1989. Seconded by Bryant Neal.

April Williams explained that staff would be unable to recommend approval of the rezoning since the comprehensive plan amendment (see Item 8f. - Ordinance 2025-1989) Failed.

There was no discussion from Council. The 2nd Reading of Ordinance 2025-1989 Failed by a vote of 0-7.

h. 1st Reading of Ordinance 2025-1995

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 59.14 Acres (TM# 0057-00-041.00), Which Is Located At 5294 Pageland Highway, From The Rural Neighborhood (RN) District To The Agricultural Residential (AR) District. - Planning Department Case Number: RZ-

2025-2080. The Planning Commission recommended approval by unanimous vote of 7-0 and the Planning staff also recommended approval of the rezoning request. - April Williams

Billy Mosteller moved to approve the 1st Reading of Ordinance 2025-1995. Seconded by Steve Harper.

April Williams reviewed the proposed rezoning via the County's PowerPoint presentation and explained that the intent of the rezoning was for the property owner to consolidate their tax bills.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1995 Passed by a vote of 7-0.

i. 1st Reading of Ordinance 2025-1996

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To Rules And Regulations For Lancaster County Parks And Recreation Areas/Facilities. - Dennis Marstall

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1996. Seconded by Stuart Graham.

Dennis Marstall explained that the proposed additions to the rules had been requested by Parks and Recreation staff and had been reviewed by the Sheriff. Billy Mosteller questioned if language could be added to Section 24-3(15) of the Ordinance that would prohibit swimming in the boat ramp area of County-owned boat ramps, and Ginny Merck-Dupont explained that it was her understanding that state law already says that you cannot swim within 50 feet of a boat ramp, so the Sheriff's Office should already have the authority to enforce that. Mr. Mosteller also requested that a gate be added to the entrance of Springs Park after hours to reduce the amount of problems that occur after hours, and Dennis Marstall stated that staff would look to have that as a proposal as part of the upcoming budget season, if not before. Jose Luis questioned what the intent of Section 24-3(31) was and Jason McCray explained that staff requested the additional rule so that citizens are to make Parks and Recreation staff aware they would be using the park facilities prior to arrival if they were to bring a large group. Jose Luis was concerned that it would potentially restrict the use of a public park by the public if they were to bring a large group of people. Mr. Luis also questioned the definition of "unattended" and "abandoned" in Section 24-3(31) and (32), and Ginny Merck-Dupont suggested that staff could look to define those terms.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1996 Passed by a vote of 7-0.

j. 1st Reading of Ordinance 2025-1997

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Chapter 6, Article I Related To The Animal Enforcement Provisions. - Dennis Marstall

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1997. Seconded by Steve Harper.

Dennis Marstall explained that the proposed Ordinance added a new definition for "Adequate Shelters" and other changes to the spay and neuter services that are/were required or provided by the Animal Shelter. Council and staff discussed what "Adequate Shelters" meant in the

proposed Ordinance and Jose Luis requested that the definition be worded better. Mr. Luis also requested that Section 6-11 be put back in the Ordinance. Council and staff also reviewed Section 6-1(f) and discussed the exemption for spay or neuter requirements for animals that had been redeemed from the Animal Shelter and Alan Williams explained that the Animal Shelter did not have the funds or resources to spay or neuter every animal that was redeemed by their owners.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1997 Passed by a vote of 7-0.

k. 1st Reading of Ordinance 2025-1998

Ordinance Title: An Ordinance To Amend Ordinance No. 2021-1770, The Terms Of Which Created The Van Wyck Fire Protection District, In Order To Expand Funding Authority And Clarify Certain Governance Functions; And Other Matters Relating Thereto. - Dennis Marstall

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1998. Seconded by Stuart Graham.

Dennis Marstall explained that the proposed Ordinance would help clarify that the Van Wyck Fire District could use their district fees for capital and maintenance and operating expenses, and would also clarify that the Van Wyck Fire District Commission was advisory in nature. Ginny Merck-Dupont explained that since Council would be making a change to how the fee would be utilized, a notice would have to be run in the paper for three consecutive weeks and a notice of enactment would need to be sent out as well.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1998 Passed by a vote of 7-0.

Discussion and Action Items

a. Appointment of a County Council Ad-Hoc Unified Development Ordinance (UDO) Committee - Chairman Brian Carnes

Brian Carnes stated that he would be appointing the following people to the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee: Councilman Steve Harper (who would serve as Chair), Councilman Jose Luis, Councilman Stuart Graham, Maggie Norris, Darrell Walters, Development Services Director Allison Hardin, Zoning Director Shannon Catoe, Planning Commission Chair Shelly Richards, Planning Commission Vice Chair Judianna Tinklenberg, and James Mulvaney as an ex-officio member.

b. Consideration of and entering into a Development Agreement for Meritage Homes of the Carolinas, Inc. - Dennis Marstall

Dennis Marstall explained that County staff had received a request from Meritage Homes of the Carolinas to enter into a Development Agreement for a 341-acre development located off of Highway 521. Mr. Marstall explained that the Unified Development Ordinance ("UDO") stipulates four action items found in section 9.2.18(6) where Council could: **(1)** Provide for the appointment of an ad hoc committee of the council, to review and make recommendations to the council on the content and disposition of the proposed agreement; **(2)** Request the review by and comment of any county agency, department, board or commission and such agency, department, board or commission shall, upon request of the council, make appropriate

resources and personnel available to the council to facilitate the council's review and consideration of the proposed agreement; **(3)** Make arrangements as may be necessary or proper to enter into agreements, including negotiating and drafting of agreements; or **(4)** Engage such consultants and professional service providers as may be needed, including, but not limited to, engineering, financial, legal or other special services. Further, the UDO does not specifically state that Council may only select one option, so as such, Council may choose one or more of the available options, or they may choose none of the options. Steve Harper requested clarification on if the development was in the Buford School District or Lancaster.

Steve Harper moved to approve the creation of a Ad-Hoc Committee to review the Development Agreement which would consist of Billy Mosteller as Chairman, Brian Carnes, and Stuart Graham. Seconded by Bryant Neal. There was no discussion from Council. The motion Passed by a vote of 7-0.

c. Receive Information and Take Desired Action Regarding Appointments and/or Re-Appointments to Various Boards and Commissions - *Sherrie Simpson*

1. Appointment(s) to the Health and Wellness Commission for an At-Large position - Robin Dawson (previously the Health Education Representative) has applied to serve as an At-Large Representative and, if appointed, she would be serving an unexpired term as an At-Large Representative and that term would end on 06/30/2027.

2. Appointment(s) to the newly-named, Community Outreach and Engagement Advisory Committee - LaSandra Middleton (currently serving as an At-Large Representative) would like to be moved to serve as the District 2 Representative and, if approved, she would be serving serving an unexpired term that would end on 06/30/2027 (which is the same expiration date as her At-Large Term); and Chiquita "Nickie" Evans as the vacated At-Large Representative and, if approved, she would be serving an unexpired term that would end on 06/30/2027.

3. Current Board/Commission Vacancies

4. Upcoming Board/Commission Expirations

1. Sherrie Simpson explained that staff had received an application from Robin Dawson for the Health and Wellness Commission to serve as an At-Large representative. Charlene McGriff moved to appoint Ms. Dawson. Seconded by Stuart Graham. There was no discussion from Council. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that staff had received an application from Lasandra Middleton to serve as the District 2 representative and Nickie Evans to serve as an At-Large representative on the newly-named Community Outreach and Engagement Advisory Committee (formerly known as the Community Relations Commission). Charlene McGriff moved to approve the two appointments. Seconded by Stuart Graham. There was no discussion from Council. The motion Passed by a vote of 7-0.
3. Sherrie Simpson explained that the current list of Board and Commission vacancies was included in the agenda packet.
4. Sherrie Simpson explained that the list of upcoming Board and Commission expirations was included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion regarding the status of any tabled, recommitted, deferred or held

items.

- a. **PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-1988**
Ordinance Title: An Ordinance To Approve A Development Agreement With AM Group Land Holdings, LLC., In Connection With A Major Subdivision Preliminary Plat SD-2021-0528, Which Proposes A 92-Lot Single-Family Cluster Subdivision Overlay District (CSO) Development, Establishing The Regulations For The Development Of The Property, And Other Matters Related Thereto. - Planning Department Case Number: DA-2025-1506 (and DA-2021-0528). The Planning Commission recommended approval of the request by a vote of 5-1 and the Planning staff recommended conditional approval with the provision that staff edits are included in the Development Agreement. At the October 13, 2025, Council Meeting, the 1st Reading was sent to the Ad-Hoc Development Agreement Committee for Recommendations. - April Williams
- b. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1972**
Ordinance Title: An Ordinance To Approve The Request Of Old Hickory Hill, LLC To Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located On Old Hickory Rd From Rural To Growth (TMS # 0045-00-004.00 And 0045-00-004.02). - Planning Department Case Number: CP-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff did not have a recommendation. Public Hearing and 1st Reading Postponed Until the July 21, 2025, County Council Meeting by Unanimous Vote at the May 27, 2025, County Council Meeting. Postponed at Applicant's Request on July 15, 2025. - April Williams
- c. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1976**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 159.64 Acres Located Off Old Hickory Road (TM# 0045-00-004.00), From RN, Rural Neighborhood District, To MDR, Medium Density Residential District. - Planning Department Case Number: RZ-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Postponed at Applicant's Request on July 15, 2025. - April Williams

Executive Session

- a. **Four Items:**
 - 1. Receipt of legal advice subject to the attorney-client privilege regarding a pending development matter in the Indian Land area.**
 - 2. Receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Planning Commission and the Lancaster County Board of Zoning Appeals.**
 - 3. Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-**

70(a)(1) related to the County Administrator's office and the County Administrator's Evaluation.

4. Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Attorney's office.

Brian Carnes stated that ne needed a motion to go into Executive Session for four items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a pending development matter in the Indian Land area; (2) for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Planning Commission and the Lancaster County Board of Zoning Appeals; (3) for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's Office and the County Administrator's Evalutation; and (4) for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Attorney's Office and to invite John DuBose of Smith Robinson and Dubose and potentially the Development Services Director in to discuss the first item. Billy Mosteller stated that he so moved. Seconded by Stuart Graham. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 7:44 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Brian Carnes called the Council meeting back to order at approximately 9:40 p.m. Jose Luis moved to come out of Executive Session. Seconded by Steve Harper. The motion to come out of Executive Session Passed by a vote of 7-0.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session in regard to four items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a pending development matter in the Indian Land area; (2) for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Planning Commission and Lancaster County Board of Zoning Appeals; (3) for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's Office and the County Administrator's Evaluation; and (4) for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Attorney's Office. She stated that during Executive Session, no motions were made, and no votes were taken.

Adjournment

Steve Harper moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 9:40 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on November 10, 2025.

Bryant Neal

Bryant Neal, Secretary

Alan Banks

Schedule A

COLLINS ROAD DEVELOPMENT LLC



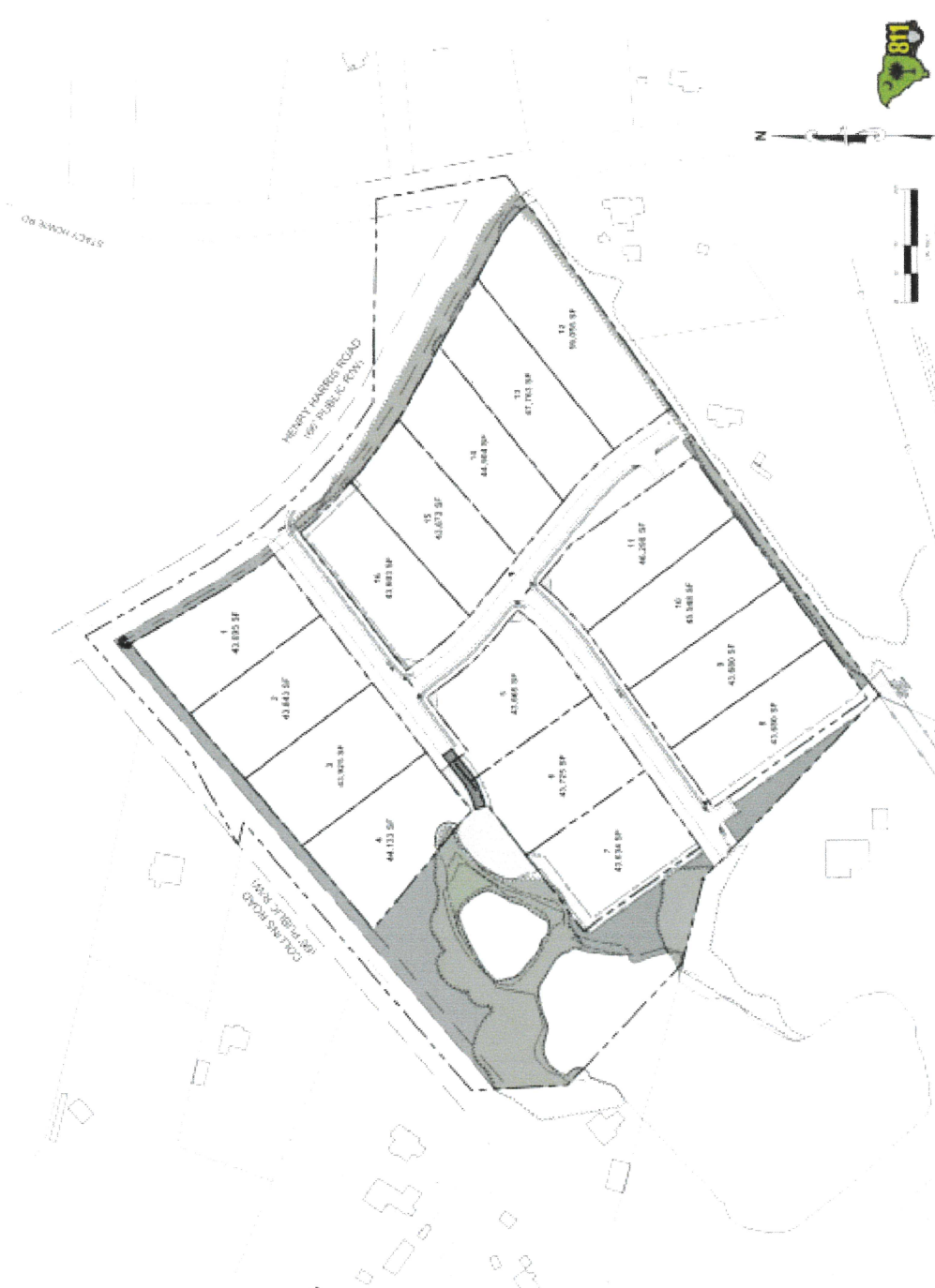
Collins Road Development LLC

- The Howie Family has owned the land for many generations.
- The Property is +/-27 acres
- Existing zoning is Rural Neighborhood. Development is by-right – no rezoning. All neighboring properties are RN.
- Development is proposing 16 lots. Each lot is over 1 acre in size.
- Development is low density, at 0.59 units per acre.
- Development is proposing luxury homes in a private, quiet neighborhood.
- Due to the smaller size of the development, there are no traffic impacts. No traffic impact analysis required nor roadwork to accommodate the development. Per Ordinance section 6.8, a traffic impact analysis will be required for any development in which the development will generate more than 50 peak hour cumulative trips per day at full occupancy. For Single Family Home Residential, detached, this is 45 homes or more in the development. A copy of a trip generation report for 16 homes, prepared by a licensed SC Professional Engineer at Wells and Associates is attached for reference. The AM peak hour trips are 14 and the PM peak hour trips are 18 total.
- Development has support from LCWSD. It includes two utility extensions for the County. A sewer main extension to serve this project and neighboring properties as well as a water main extension along Collins Road. The water main extension is in collaboration with LCWSD and includes an agreement with LCWSD for up-sizing of water mains for better fire fighting ability and service in the area.
- Site maintains natural area with open space around the existing pond and a landscaped buffer and tree retention around the perimeter of the development.

SITE DATA

PROJECT AREA:
 27.019 ACRES
 0010-00-019.00
EXISTING LAND USE:
 UNDEVELOPED
PROPOSED LAND USE:
 SINGLE FAMILY
 RESIDENTIAL (1 1/2 HOMES)
ZONING:
 RURAL RESIDENTIAL (RR)
 CAROLINA HILL SPLITTER OVERLAY
MAX DENSITY:
 1 UNIT/ACRE
PROP. DENSITY:
 APPROX. 0.54 UNIT/ACRE
ADJACENT LAND USE
 AND ZONING:
 SINGLE FAMILY RESIDENTIAL
 (R1, ZONING)
FLOOD ZONES:
 MAP #S: 45561C007/E
 ZONE & MIN. FLOOD HAZARD
 EFF. 5/16/2017

PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION PARCEL: 0010-00-019.00 LANCASTER COUNTY, SC



VICINITY MAP

SCALE: 1" = 1/4 MI

CONTACT INFORMATION

DEVELOPER
 COLLINS ROAD DEVELOPMENT LLC
 CONTACT: Ryan Linder
 PHONE: (803) 281-8818
 EMAIL: RyanLinder@collinsroaddev.com
CIVIL ENGINEER
 PLATT ENGINEERING PLLC
 CONTACT: Ryan Linder
 PHONE: (803) 281-8818
 EMAIL: RyanLinder@collinsroaddev.com
SURVEYOR
 CAROLINA SURVEYING INC.
 CONTACT: Thomas E. Jones, PLS
 PHONE: (803) 281-8818
 EMAIL: thomas@carolinasureying.com
GEOTECH ENGINEER
 ALCAN TECHNICAL CONSULTANTS LLC
 CONTACT: Joseph D. Schuch, PE
 PHONE: (803) 281-8818
 EMAIL: jdschuch@alcan.com
ENVIRONMENTAL
 GARDEN HILL ENVIRONMENTAL SERVICES, INC.
 CONTACT: David L. Smith, P.E.
 PHONE: (803) 281-8818
 EMAIL: david@ghes.com
TRAFFIC ENGINEER
 GARDEN HILL ENVIRONMENTAL SERVICES, INC.
 CONTACT: David L. Smith, P.E.
 PHONE: (803) 281-8818
 EMAIL: david@ghes.com
SCDES - BUREAU OF WATER CONSTRUCTION PERMITTING
 SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
 CONTACT: WATY BALCH
 PHONE: (803) 888-4008
SCDES - BUREAU OF WATER STORMWATER PERMITTING
 SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
 CONTACT: JOHN POSEY, PE
 PHONE: (803) 888-4008
ELECTRIC
 YOUNG ELECTRIC
 CONTACT: BRIAN BOLAN
 PHONE: (803) 281-8818

DRAWING SHEET SUMMARY

SHEET	DATE	DESCRIPTION	STATUS
1	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
2	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
3	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
4	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
5	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
6	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
7	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
8	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
9	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
10	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
11	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED
12	08/14/2017	PRELIMINARY PLAT OF COLLINS ROAD SUBDIVISION	ISSUED



COLLINS ROAD DEVELOPMENT
 9006 COLLINS ROAD
 FORT MILL, SC 29707
 COVER SHEET

COLLINS ROAD DEVELOPMENT LLC
 PROJECT NUMBER: 0010-00-019.00
 PROJECT NAME: COLLINS ROAD SUBDIVISION
 PROJECT LOCATION: LANCASTER COUNTY, SC
 PROJECT DATE: 08/14/2017
 PROJECT SCALE: 1" = 1/4 MI
 PROJECT NUMBER: 0010-00-019.00
 PROJECT NAME: COLLINS ROAD SUBDIVISION
 PROJECT LOCATION: LANCASTER COUNTY, SC
 PROJECT DATE: 08/14/2017
 PROJECT SCALE: 1" = 1/4 MI

A TIA is not required for a new 16-home subdivision. however, we had a trip generation put together from Wells and Associates:

Table 1
Howie Farm Proposed Site Trip Generation Summary¹

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday ADI
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Single-Family Detached Housing	210	16	DU	4	10	14	11	7	18	187
Anticipated External Site Trip Generation										
				4	10	14	11	7	18	187

Notes:

1. Trips generated using Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.



Citizen Comment

Lancaster County

Submitted On:

Oct 20, 2025, 07:10AM EDT

Agenda Item for Discussion:	County Litter and Trash
Meeting Date:	November 03, 2025 08:00 AM
Full Name	First Name: Sabina Last Name: Jose
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I am writing to express my concern about the increasing litter and trash problem in our county. Public spaces ,especially roadsides along SC-5 exit towards Roddy/Lancaster and onwards are littered with plastic waste, food wrappers, and other debris. This issue not only poses a safety and health hazard , it also harms local wildlife and ecosystems. I urge the county to implement more frequent clean-up initiatives, increase the number of accessible trash and recycling bins, and launch public awareness campaigns to encourage responsible waste disposal. Additionally, please enforce stricter fines for littering.

Schedule B

Schedule C



Lancaster County, South Carolina

Post Office Box 1809 Lancaster, South Carolina 29721-1809

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

3rd Reading of Ordinance 2025-1987

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Vested interest in property

Name:

[Signature]
, County Council Member

Date:

10/29/2025